

Docket No. \_\_\_\_  
Petition of VTel Wireless, Inc. pursuant to 30 V.S.A. § 248a  
Prefiled Testimony of Michael Lawrence  
June  
5, 2015  
Page 1 of 5



PREFILED TESTIMONY OF MICHAEL LAWRENCE







1 Q1. Please state your name, occupation, and business address.



2     A1.        My name is Michael Lawrence. I am a Landscape Architect and Principal at 3



Michael Lawrence Associates, 8 Linden Lane, Essex Junction, VT 05452.







5 Q2. Please describe your education, job description, and professional experience.



6 A2. My resume is attached.







8 Q3. Have you previously testified before the Public Service Board or in other 9



judicial or administrative proceedings ?



10           A3. Yes, I have testified in a number of proceedings before the Public Service



11 Board including one involving the Hoff Farm in Huntington, Vermont. I have



12           also prepared exhibits for multiple Public Service Board proceedings but not



13 testified. These include, for instance, Velco's petition involving Meach Cove



14 (although I may have testified in that proceeding) and another Velco petition



June  
5,  
201  
5  
Pag  
e 18  
of 5

STATE OF VERMONT



Docket No. \_\_\_\_\_  
Petition of VTel Wireless, Inc. pursuant to 30 V.S.A.  
§ 248a

Prefiled Testimony of Michael Lawrence

June  
5,  
201  
5  
Pag  
e 19  
of 5

PUBLIC SERVICE BOARD



Docket No. \_\_\_\_\_  
Petition of VTel Wireless, Inc. pursuant to 30 V.S.A.  
§ 248a

Prefiled Testimony of Michael Lawrence

June  
5,  
201  
5  
Pag  
e 20  
of 5



Docket No. \_\_\_\_\_  
Petition of VTel Wireless, Inc. pursuant to 30 V.S.A.  
§ 248a

Prefiled Testimony of Michael Lawrence

June  
5,  
201  
5  
Pag  
e 21  
of 5

Petition of VTel Wireless, Inc., pursuant to 30 )



Docket No. \_\_\_\_\_  
Petition of VTel Wireless, Inc. pursuant to 30 V.S.A.  
§ 248a

Prefiled Testimony of Michael Lawrence

June  
5,  
201  
5  
Pag  
e 22  
of 5

V.S.A. § 248a, for a Certificate of Public Good )



Docket No. \_\_\_\_\_  
Petition of VTel Wireless, Inc. pursuant to 30 V.S.A.  
§ 248a

Prefiled Testimony of Michael Lawrence

June  
5,  
201  
5  
Pag  
e 23  
of 5

To install a telecommunications facility at Bayne ) Docket No. \_\_\_\_\_ Comolli



June  
5,  
201  
5  
Pag  
e 24  
of 5

Road, Calais, Vermont )



1 involving Olde Orchard Residences. I have also been involved with numerous Act 250  
2 proceedings and in land use proceedings in other states, at times providing testimony,  
3 at times preparing exhibits.

Q4. What is the purpose of your testimony?

A4. My testimony is provided to introduce the preliminary assessment and report I  
completed at the request of a group of Calais citizens to review the information and  
conclusions submitted by Vtel Wireless Inc. regarding the aesthetic impact of a proposed  
wireless telecommunication facility to be located at Bayne Comolli Road in Calais. I  
provide testimony summarizing my conclusions from my preliminary assessment and  
report regarding the proposed facility's impact on aesthetics and scenic beauty.

Q5. Please describe the work you have done in the completion of your preliminary  
assessment and report.

A5. I reviewed the material submitted by Vtel Wireless Inc. in support of their  
4 conclusion that the proposed facility will not have an undue adverse effect on the scenic  
5 or natural beauty of the area, including the Visibility Survey Report prepared by A&D  
6 Klumb Environmental, LLC. I visited the proposed site of the facility on Friday, May 28.  
7 During my visit I stopped at each of the



1        eight photo locations included in the Klumb report where I reviewed the  
2        Klumb balloon photo and photosimulations and took another photo. I also  
3        traveled and took photos further out from the site to note the context and  
4        character of the area. Additionally, I stopped at each of the three lakes  
5        within one and a half miles of the site of the facility to assess the proposed  
6        facility's visibility. After I determined that the proposed facility would be  
7        visible from Nelson Pond, I took photographs, via canoe, of the ridgeline and  
8        tower site from three locations and included photographs from each of these 9  
      locations in my report.

10  
11        Q6. What conclusions did you reach in your preliminary assessment and report  
12        regarding the aesthetic impact of Vtel Wireless Inc's proposed facility in  
13        Calais?

14        A6.        My report is attached. As discussed in my report, I concluded that Vtel's  
15        proposed tower will likely have an adverse impact on the scenic and natural  
16        beauty of the area, and that the tower will appear out of context and could  
17        well be patently offensive or shocking to the sensibilities of the average  
18        person on Nelson Pond and portions of Chartier Hill Road. I concluded that



- 19 Vtel's proposed tower will be clearly visible from the 133 acre, 100 ft. deep  
20 Nelson Pond as well as along portions of Chartier Hill Road. As I explain in



1 detail in my report, people enjoying Nelson Pond's scenic beauty either from residences  
2 along the shore or via boat will be negatively impacted by the 140 ft. tall  
3 communications tower along the ridgeline to the west. The tower will contrast sharply  
4 with the natural tree silhouette on the ridgeline and this will be shocking and offensive  
5 to people's enjoyment of the natural landscape from Nelson Pond. Additionally, the  
6 tower, an industrial commercial structure, will not fit and will be out of context with the  
7 historic and scenic landscape that the bikers, hikers, joggers and dog walkers who use  
8 Chartier Hill Road otherwise experience. The effects of the tower could well be patently  
9 offensive or shocking to the sensibilities of the average person using Chartier Hill Road.  
10 As discussed in my report, I also found shortcomings in Vtel's aesthetic impact analysis,  
11 including Vtel's failure to adequately grasp the context and fit of the proposed project  
12 and failure to recognize the tower's visual impact on Nelson Pond.

Q7.

Did you perform a complete Quechee analysis as part of the assessment you completed to inform your report?

A7.

13 No, I performed a preliminary analysis and did not take into account, for  
14 instance, some of the considerations relevant to Part 2 of the Quechee test analysis,  
15 including whether a clear, written community standard was violated or whether Vtel is  
16 failing to take generally available mitigating steps to improve the harmony of the  
proposed project with its surroundings.

Q8.

In your opinion, is the aesthetics analysis and evidence submitted by Vtel sufficient to support a conclusion that the proposed facility will not have an undue adverse impact on aesthetics and scenic beauty?



A8. No.

Q9. Does this conclude your testimony at this time?

A9. Yes, it does.

17





## Michael Lawrence Associates

Landscape Architects / Site Planning Consultants

### Michael Charles Lawrence ASLA

#### **SUMMARY**

Highly motivated, creative design professional with over 40 years experience in the field of landscape architecture. Talent and experience for analyzing site problems, patience and diligence to allow creative and beautiful solutions. Especially skilled at site concept master plans. Care to provide durable, low-maintenance hardscape details.

#### **ACCOMPLISHMENTS**

##### ***LANDSCAPE ARCHITECTURAL DESIGN SKILLS***

Experienced as both the primary landscape design consultant and consultant representative on site projects with budgets ranging from several thousand to over one million dollars.

Design leader for wide variety of award winning projects including; private residences, multi-family housing, public parks and gardens, urban landscapes, school campuses and both medical and commercial facilities.

Adept at discovering site opportunities.

Visual Assessments for Commercial Structures

Clear presentation and communication of design ideas.

##### ***ORGANIZATIONAL AND PROJECT MANAGEMENT SKILLS***

First Chairperson—Vermont Chapter of the American Society of Landscape Architects. Presents Vermont Act 250 Aesthetics Criterion to Local Governmental & State Environmental Review Boards and Vermont Environmental Court.

Presents Maine Land Use Regulation Criterion to Maine Regulatory Agencies

Instrumental organizer for Kairos Clinton - a nationally based Christian volunteer program in Dannemora, New York maximum security prison.

Instrumental organizer of Camp Agape Vermont - giving children who have experienced a parent's imprisonment a free week of summer camp to break the cycle of generational incarceration.

##### ***COMMUNICATION SKILLS***

Listens effectively to understand client and user needs.

Communicates skillfully with members of other professions.

Deals effectively with complaints to ensure resolution and customer satisfaction.

Recognized and sought out as a resource person available to support others in their jobs.

MEMBER  
American Society  
of Landscape Architects

Eight Linden Lane Essex Junction, Vermont, 05452  
PH/FAX 802-878-2778 C 802-578-9591  
mike@mclasla.com



## **EDUCATION**

University of Michigan – Ann Arbor, Michigan  
Bachelor of Landscape Architecture – 1969

## **PROFESSIONAL REGISTRATION**

Registered Landscape Architect – State of Vermont

## **EMPLOYMENT HISTORY**

Michael Lawrence & Associates – Landscape Architects – Essex Junction, Vermont  
Founder, Landscape Architect 1988 - present.

The Site Concern Inc. – Landscape Architects – Burlington, Vermont  
Co-founder, Landscape Architect 1977–1988.

Siteworks Inc. - Landscape Design/Build Firm – Hinesburg, Vermont  
Co-founder, Design/Build Landscape Contractor 1974–1977

Burlington Associates - Architects – Burlington, Vermont  
Landscape Architect 1972–1973

The Office of Terrence Boyle – Landscape Architects – Burlington, Vermont  
Landscape Architect 1971–1972

M. Paul Friedberg Associates – Landscape Architects – New York, New York  
Landscape Designer – 1970–1971

Miceli-Weed-Kulik – Landscape Architects – East Rutherford, New Jersey  
Landscape Designer – 1969–1970

Ole Norgaard – Havearkitekt – Landscape Architects – Copenhagen, Denmark  
Landscape Architectural Draftsperson – 1967

## **AFFILIATIONS**

Alpha Rho Chi -Architectural Professional Fraternity

American Horticultural Therapy Association

American Society of Landscape Architects

Friends of Central Park – Preserving the quality of New York City's Central Park

Gospelfest Choir—Burlington Interfaith Community Choir

Kairos – Vermont State Board Chair & National Board Member

Rock Point Natural Resources Committee - Member

Three Cathedral Square –Former Member Board of Directors

Camp Agape - Co-founder & Former Member Board of Directors

US Green Building Council—Member



## PARTIAL LIST OF PROJECTS

<b>Bishop Brady Center Master Plan</b> Site Master Plan for Historic Lakefront Property	Burlington, VT.
<b>Bluffs at Northshore</b> Master Site Development Plan for 75 Unit Lakefront Residential Development	Burlington, VT.
<b>Boves Sauce Factory</b> Landscape Plans for New Food Processing Facility	Milton, VT.
<b>Bowers Wind Project</b> Visual Analysis for 27 Windturbines	Penobscot & Washington County, ME.
<b>Brick Cafe</b> Site and Landscape Plan for Outdoor Dining Terrace	Williston, VT.
<b>Butler's Corners Highway Improvement Project</b> Master Landscape Plan for Stormwater Detention Area	Essex, VT.
<b>Burlington International Airport</b> Long Range Site Development Plan Master Landscape Plan for Parking Garage Expansion Landscape Plans to Upgrade Planting for Aesthetics & Maintenance Green Roof Plan Plan for Living Wall Sound Barrier Landscape Plans for Visual Screening adjacent to Residential Neighborhood	Burlington, VT.
<b>Burlington Waterfront Park</b> Master Plan for Downtown Park on Lake Champlain Staircase Design Linking Upper Battery Park and Lower Waterfront Park	Burlington, VT.
<b>Cathedral Church of St. Paul</b> Master Site Plan including Memorial Garden for Urban Cathedral	Burlington, VT.
<b>Cathedral Square</b> Site Plan for New Entry Garden at Senior Residential Facility	Burlington, VT.
<b>Charlebois Truck Facility</b> Landscape Design for Expansion of Truck Sales and Service Facility	Colchester, VT



Charlotte Commercial Solar Panel Project  
Visual Assessment

Charlotte, VT.

Cider Mill Neighborhood  
Traditional Neighborhood Development Master Plan

South Burlington, VT.

College & Battery Street Residences  
Master Site & Landscape Plan for Multi-Story Downtown Residential Facility

Burlington, VT.

Denecker Chevrolet  
Site Plan and Visual Analysis for Auto Dealership

Ferrisburgh, VT.

Eagle Crest  
Landscape Plan for New Multi-Unit Senior Residential Building

Williston, VT.

Eastlake  
Site Layout and Landscape Design for Multi-Unit Lakeside Residences

Shelburne, VT.

Eastview Continuing Care Facility  
Visual Assessment and Photo Simulations of Proposed Building Complex

Middlebury, VT.

Elm & Union Elementary Schools  
Site Development and Landscape Plans for Elementary School Rehab.

Springfield, VT.

Essex Town Center  
Master Plan for Traditional Neighborhood Development

Essex Junction, VT.

Essex Alliance Church  
Master Site Plan for Suburban Church Expansion Project

Essex, VT.

Essex Cinema  
Site Development & Landscape Plan for Theater Addition

Essex, VT.

Fairpoint Communications Tower  
Visual Assessment of Proposed Cell Tower

Berkshire, VT.

Fairpoint Communications Tower  
Visual Assessment of Proposed Cell Tower

Grand Isle, VT.

Fairpoint Communications Tower  
Visual Assessment of Proposed Cell Tower

Milton, VT.





<b>Franklin Park</b> Master Plan & Visual Assessment of Proposed Residential Development	St. Albans, VT.
<b>Hakone at Smugglers Notch</b> Landscape Design for Japanese Style Garden	Smugglers Notch, VT
<b>Handy Auto Dealership</b> Master Plan & Visual Assessment of Proposed Auto Sales & Service Facility	St. Albans, VT.
<b>Hamlet Residential Neighborhood</b> Landscape & Lighting Plan for New Traditional Neighborhood Development	Williston, VT.
<b>Hardwick Veterans' Memorial Park</b> Master Plan to Upgrade Small Community Historic Park	Hardwick, VT.
<b>Hardwick Downtown</b> Revitalization Plan for Village Shopping Street	Hardwick, VT.
<b>Hilton Hotel</b> Design for New Multi-use Urban Garden overlooking Lake Champlain	Burlington, VT.
<b>Hoff Farm</b> Wind Turbine Visual Impact Assessment	Huntington, VT.
<b>IBM Corporation</b> Site & Landscape Plans for New 1 Million SF HQ Facility	Southbury, CT.
<b>IBM Corporation</b> Site & Landscape Plans for Upgrading Large Manufacturing Facility Grounds	Essex Jct. VT.
<b>Key Bank</b> Landscape Plan for New Bank	Burlington, VT.
<b>Lost Cove</b> Layout for Five Wooded House Sites on Mallets Bay	Colchester, VT.
<b>Lowell Windtowers</b> Photo simulations of Proposed Windtowers from Green Mountain Trail	Lowell, VT.



**Marriott Residence Inn**  
Landscape Plan for 90 Unit Inn

Colchester, VT.

**Marriott Residence Inn**  
Landscape Plan for 80 Unit Inn

Williston, VT.

**Meach Cove**  
Visual Impact Assessment of Proposed Transmission Line

Shelburne, VT.

**Merced Property**  
Visual Impact Assessment of Proposed Transmission Line

Newfane, VT.

**Mount Mansfield Corp.**  
Visual Impact Analysis for Ski Lighting

Stowe, VT.

**Old Brick Café**  
Master Development & Landscape Plan for Renovation of Historic Structure

Williston, VT.

**Olde Orchard VELCO**  
Visual Impact Analysis for Proposed Transmission Line

South Burlington, VT.

**Pomerleau Realty Property**  
Landscape Plan for Existing Retail Building

South Burlington, VT.

**Quimonda North America Research Facility**  
Visual Assessment of Proposed Office Building

Williston, VT.

**Reinhart Foods**  
Landscape Plan for New Wholesale Food Warehouse

Essex, VT

**REM Commercial Development**  
Visual Assessment & Mitigation Plan for New Commercial Facility

Williston, VT.

**Riverside in the Village**  
Master Plan for Multi-Unit Residential Facility

Essex Junction, VT

**Rock Point Conference Center**  
Master Plan for Three Building Retreat Center Overlooking Lake Champlain

Burlington, VT.

**Rokeby Museum**  
Site & Landscape Plan for Underground Railroad Museum

North Ferrisburgh, VT.



**Roxbury Latin School**  
Site Plan for Recreation Fields & Parking  
W. Roxbury, MA.

**Rye Village**  
Landscape Plans for New Residential Neighborhood  
South Burlington, VT.

**Saddleback Mountain Windturbines**  
Visual Impact Analysis for Proposed 12 Windturbine Project  
Weld, ME.

**South Village**  
Landscape Plan to Screen Solar Panel Project  
South Burlington, VT.

**St. Andrews Episcopal Church**  
Layout and Landscape Plan for Memorial Garden  
Colchester, VT.

**St. James Episcopal Church**  
Layout and Landscape Plan for New Granite Cross in Memorial Garden  
Essex Junction, VT.

**St Anne's Shrine**  
Master Development Plan for Seasonal Retreat Center on Lake Champlain  
Isle La Motte, VT.

**St Paul's Cathedral**  
Site and Landscape Plan for Memorial Garden  
Burlington, VT.

**Saxon Hill Industrial Park**  
Master Plan to Integrate Recreation & Commerce on 600 Acre Land Parcel  
Essex, VT.

**Senecal Quarry**  
Visual Assessment and Impact of Proposed Quarry  
Essex, VT.

**Silver Bay YMCA Camp**  
Master Site Plan for Historic Camp in Adirondacks  
Memorial Garden and Handicap Access Plan  
Lake George, NY.

**South Meadow**  
Master Plan for 120 Affordable Housing Units Including Streetscape & Park  
Burlington, VT.

**Three Cathedral Square**  
Site Design Including Parking & Garden Entry—90 Unit Senior High Rise Bldg.  
Burlington, VT.



**Texas Falls**  
Universal Access Design—Scenic Waterfall in Green Mountain National Forest

Hancock, VT.

**University of Vermont**  
Inventory and Donor Plan for Trees on Historic Campus Green  
Plans for Renovating Landscape at Campus Housing  
Upgrades to Parking area at Historic Centennial Athletic Field  
Renovation plans for Landscape at President's Residence

Burlington, VT.

**Vermont Federal Credit Union**  
Landscape Plan for New Bank

South Burlington, VT.

**Wagon Wheel**  
Landscape Design & Visual Assessment for Upgraded Interstate Truck Stop

St. Albans, VT.

**Wake Robin Continuing Care Retirement Community**  
Layout, Landscape Design & Visual Assessment for Project Expansion  
Garden Design for People with Alzheimer's and Dementia

Shelburne, VT.

**WalMart**  
Landscape Plans and Visual Impact Analysis for Store Expansion

Bennington, VT.

**WalMart**  
Landscape Plans and Visual Impact Analysis for New Store

Derby, VT.

**WalMart**  
Landscape Plans and Visual Impact Analysis for New Store

St. Albans, VT.

**Williston Fire Station**  
Landscape Design for New Fire Station

Williston, VT.

**Williston Police Station**  
Landscape Design for New Police Station

Williston, VT.



General Review of “A. Aesthetics” described in Project Narrative submitted in Petition of VTel Wireless, Inc. for Certificate of Public Good to install a telecommunications facility at Bayne Comolli Road, Calais, Vermont - to State of Vermont Public Service Board





Michael Lawrence & Associates—Landscape Architects - Essex Junction, V  
ermont

J u n e 4, 2015



















## Invitation from Calais Citizens

On May 22nd of this year citizens from Calais, Vermont contacted me expressing concern about the visual impact of a 140 ft. tall telecommunications tower proposed on a hilltop in their town. They asked if I'd be willing to review information on aesthetics that had been submitted by the developer to Vermont's Public Service Board.

I agreed, received and reviewed developer VTel's Project Narrative and visited the site on Friday, May 28th. I noted that the applicants concluded in section A. Aesthetics that, "The Project will not have an undue adverse effect on the scenic or natural beauty of the area." This appeared to be based on the claim that the tower fits the context of the area because it's located in a heavily wooded area that screens the lower portions of the tower from view and that the upper portions of the tower are visible from short sections of nearby roads.

VTel's Project Narrative references a Visibility Survey Report prepared by A&D Klumb Environmental, LLC. which includes eight photos taken along roads within a mile of the project showing balloons flying 140 ft. above the site and eight photosimulations of the tower from those locations.

This review analyzes VTel's report, reports my site visit observations and offers a preliminary assessment that the project will have greater visual impact on the scenic beauty

## Initial Concern—Incomplete Quechee

of the area than characterized in the developer's Project Narrative.

This is not a full Quechee analysis, but does concern Quechee.

The Quechee decision specifies a two part process for determining what constitutes undue and adverse;

1. In part I reviewers determine adversity by deciding if a project will be in harmony with its surroundings, if it will fit the context within which it will be located.
2. If its effects are deemed adverse, part II comes into play by establishing whether they are undue. Any of three conditions may make the adverse effects of a project undue: 1) Violations of a clear written community standard regarding aesthetics; 2) Effects which are patently offensive or shocking to the sensibilities of the average person; and 3) Failure to reasonably mitigate adverse effects.

In order to answer the question, "Are the project's impacts adverse?" it is important to understand the context of the project's setting.

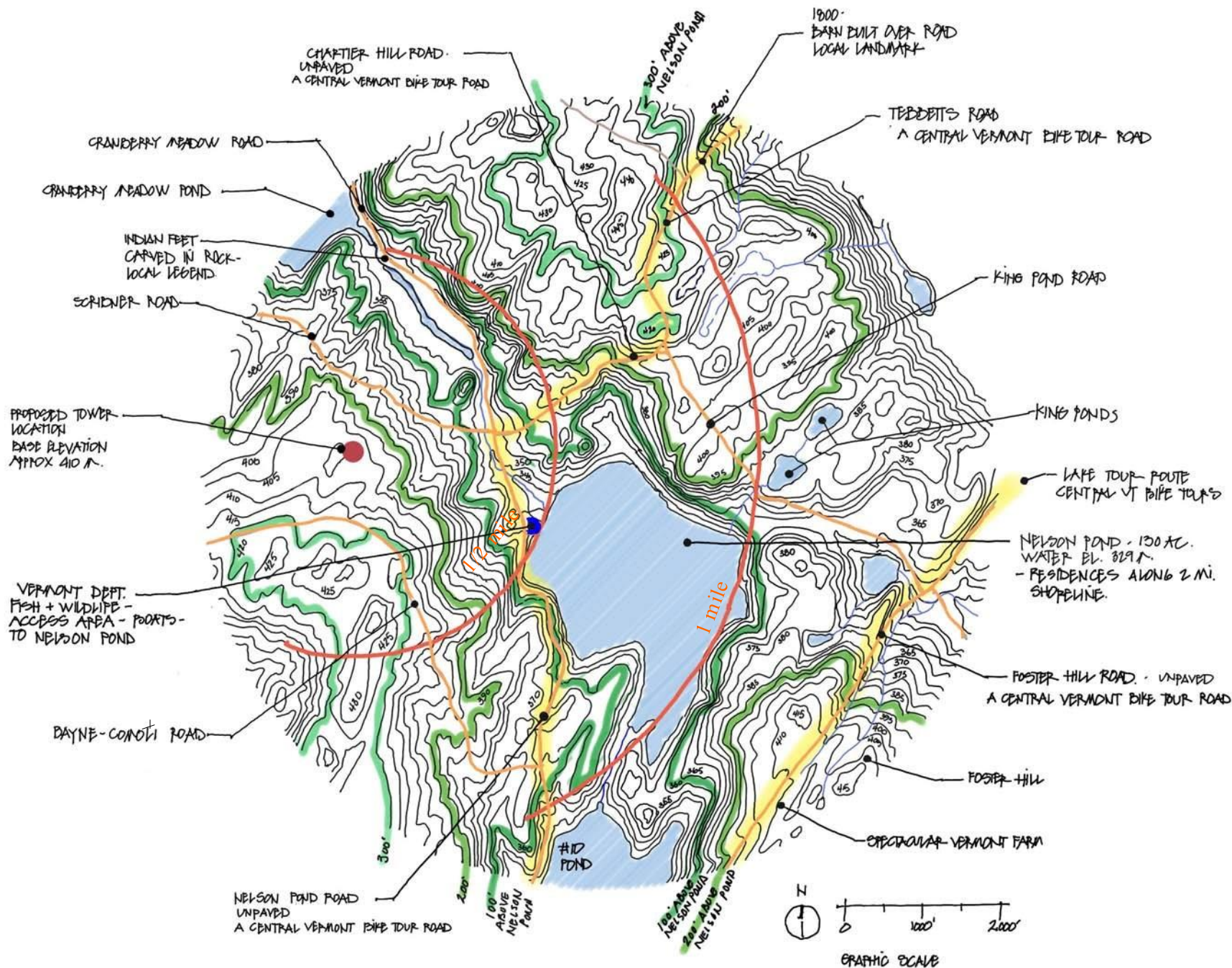
VTel addresses part I of the Quechee analysis by mentioning "residential properties, forested hillslopes, agricultural fields and lakes and ponds within a two-mile radius of the proposed project." The report offers no conclusion to part I



(adverse-not adverse), but instead leap-frogs directly to Quechee part II to address undue adversity.

By not adequately dealing with Quechee part I, VTel cannot claim to understand the area's context which is foundational in understanding project fit and adversity.





Proposed Tower Site—HILLSIDE E LAND & LAKE CONTEXT



## The Part I Quechee Questions

VTel's Project Narrative concludes that the project will not have an undue adverse effect on the scenic or natural beauty of the area or aesthetics and claims that the project will fit the context of its location. In order to be credible, these statements need to be backed by a full set of answers to the Quechee part I investigation questions;

*What is the existing context?*

- \* *What is the nature of the project's surroundings?*
- \* *What are the existing land uses?*                      \* *What structures are in the area?*
- \* *What is the topography in the area?*
- \* *What is the prevalent vegetation in the area?*

*Does the area have particular scenic value?*

- \* *LANDSCAPE CONTRAST—Combinations of land forms, vegetation, views?*
- \* *SPATIAL QUALITY—Open space and the elements that define that space ?*                      \*
- \* *ORDER & HARMONY—Scale, pattern, architectural similarities, integrity?*

- \* *FOCAL POINTS & DOMINANCE—Natural or man-made elements that draw the viewer's attention?*

*Is the project compatible with its surroundings?*

- \* *How does the project's design (style, mass, patterns, site elements, form) compare with its surroundings?*
- \* *How does the project relate to the existing topography?*
- \* *How does the project relate to the existing vegetation?*
- \* *Does the project retain or remove vegetation from site?*

*What is the visibility of the project?*

- \* *Where can the project be seen from?*
- \* *Will it be seen by many people or just a few?*
- \* *Is it in the viewer's foreground, middle or background?*
- \* *Is the viewer likely stationary or moving past the site?*                      \* *Will the viewer be moving past the site slowly or fast?*

*What is the project's impact on open space?*

*Will the project maintain or contribute to a loss of open space?*



*Will the project be visually congruous within its context? Does the project threaten a resource of scenic significance?*

Without answering all these questions, it's doubtful whether the applicants understand the project's context, the particular scenic beauty of the area, the fit of the design, its impact on viewers, how many and how they're being

impacted, what viewers are doing and how they're using, staying-in or moving-through the area, the project's congruity and its threat level on the scenery.

While this review is not intended to serve as a full Quechee Analysis, asking and considering a few of the Part I questions points out shortcoming of the VTel Project Narrative's section A. Aesthetics.







## Four Part I Questions—Nelson Pond

For instance, in order to answer the questions, “*Where can the project be seen from?*” and “*Is the viewer likely to be stationary or moving past the site?*”, neither the Project Narrative nor the Klumb report mentions visibility from Nelson Pond.

The Klumb report includes topographic maps showing three lakes within one and a half miles of the site; (Cranberry Meadow Lake [22 acres]—0.5-0.75 miles away, Nelson Pond [133 acres]—0.5-1.0 mile away and #10 Pond [81 acres]—1.0-1.5 miles away). A preliminary map analysis indicated that the proposed tower would be visible from large areas of Nelson Pond.

During my site visit, in addition to stopping at each of the eight photo locations where I reviewed the Klumb balloon photo and photosimulations and took another photo, I traveled and took photos further out from the site to note the context and character of the area. I also stopped at each of the lakes.

I determined that the tower would be visible at Nelson Pond and via canoe was able to photograph the ridgeline and tower site from three locations; [a. East shore, (about a mile away), [b. Mid-lake ( about 0.75 mile away) and [c.

Near west shore ( about 0.5 mile away). I’ve included those photos in this report.

By not fully answering the Quechee part I questions, VTel’s Project Narrative and the Klumb report do not adequately grasp the project’s context and fit and therefore ignore the tower’s visual impact on 133 acre, 100 ft. deep Nelson Pond.

This 0.75 mile long (north-south) by .05 mile wide (east-west) water body rests in a natural bowl of hills rising 200-300 feet with ridgelines from .025 to 0.5 mile from the lake’s shorelines. A Vermont State Parks Public Access including boat launch, parking and toilet facilities welcomes the public to enjoy fishing, many types of water recreation and the lake’s great beauty.

By not answering the questions, “*Will the viewer be stationary or moving past the site?*” and “*Will the viewer be moving past the site slowly or fast?*” the applicants fail to grasp how people living in the summer camps and year round residences dotting the shoreline and out on the water with direct views to the proposed project will be impacted.

People enjoying the lake’s scenic beauty from those residences or drifting unhurriedly, paddling leisurely to take in the sights, noticing rock formations and aquatic life, pausing to observe cloud formations and tree covered hills and ridgelines reflected in the glassy water will be



negatively impacted by a 140 ft. tall communications tower along the ridgeline to the west. This will be especially detrimental when the late evening sky and the reflections in the water turn a million shades of red and orange. The sharp

silhouette of the telecommunication tower will contrast starkly with the natural tree silhouette on the ridgeline. This will be shocking and offensive to people's visual enjoyment of the natural landscape from Nelson Pond.











## More Questions—Dirt Roads—Scenic Value

The answers to the Quechee questions that determine the degree of scenic value in a landscape, “*Does the land exhibit landscape contrast, spatial quality, order and harmony, focal points and dominance?*” when applied along Tebbets and Chartier Hill Road, yield enough yeses to conclude that that area indeed has a very high degree of scenic value. Neither the VTel Project Summary nor The Klumb Report address those questions. Yet the high quality scenic experience travelers enjoy along narrow, unpaved Tebbets and Chartier Hill Roads is an important factor in area’s character and context.

These slow-paced roads have changed little over the last 150 years. Their human scale and character help people step back in time and provide picturesque views like we see in *Vermont Life Magazine*. Tebbets and Chartier Hill Roads along with Foster Hill Road and Nelson Pond Road are part of Central Vermont Back Road Bike Tour’s “Lake Tour”. This seven mile loop threads through tunnels formed by 200 year old sugar maples, over open hilltop meadows offering distant scenic mountain vistas, along lakeshores and wetlands, and among historic mill villages and classic Vermont farms.

While the Klumb study shows that the tower will be highly visible along Chartier Hill Road, it does not answer many of

the Quechee questions especially those related to types and speed of viewers.

During my visit, I saw a number of bikers, hikers, joggers and dog walkers leisurely enjoying the area roads. The industrialcommercial nature of the structure will not fit and be out of context with the slower, contemplative pace of the people who experience and cherish this historic and scenic landscape.

Looking at the additional part I Quechee analysis questions leads to the conclusion that the project will likely have an adverse impact on the scenic and natural beauty of the area, and its effects could well be patently offensive or shocking to the sensibilities of the average person on Nelson Pond and portions of Chartier Hill Road.





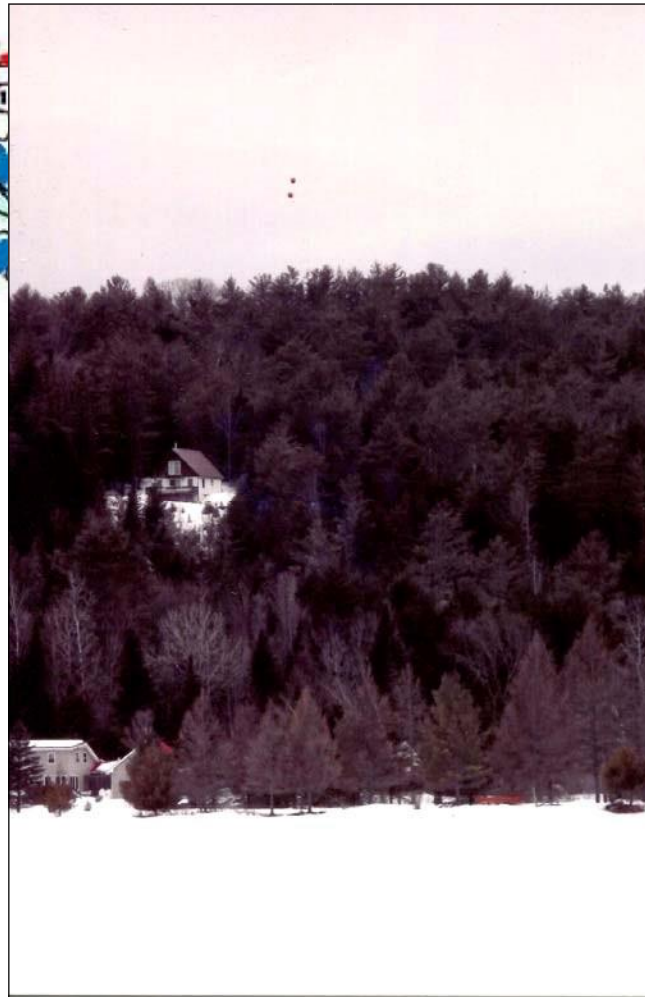
## Tower Visibility from Nelson Pond

To determine tower visibility from Nelson Pond I reviewed photographs of the balloon test taken by Terry VanVeghten on Monday April 6, 2015 looking west from a camp on Nelson Pond's east shore. Balloons are visible in the photo well above the ridgetop treeline to the right of a residence located about half way up the hill. The house is identifiable by its pitched roof, dark upper story and light lower story.

The VanVeghten photograph includes the hill's entire elevation from the western shore of Nelson Pond to the tops of trees along the tower site ridgeline. The photo includes several structures along the shoreline.

A comparison of that photograph with one taken on May 28th, also from the east shore of Nelson Pond looking west, shows the same hillside profile as well as mid-hill and lakeshore structures.

The proposed tower will be clearly visible from Nelson Pond.



April 6 Van Veghten Photo—looking west

From eastern shore of Lake Nelson toward mid-hill house  
and balloons over ridge





May 28 Lawrence Photo—



looking west 10

From Eastern shore of Lake Nelson  
toward mid-hill house







Nelson Pond 55mm—7x9 in.—looking west toward tower site—1 mile  
away 11





Nelson Pond Panoramic View looking west toward tower site—1 mile away

## Photo Methods

It is challenging to convey the reality of being in the landscape through photos. Photos can only approximate “being there”. Humans see in 3-dimensions through stereoscopic vision. Our eyes bly see and focus on at any one time. In general these images convey color and motion far more powerfully and brilliantly than printed at 11x17 inches and viewed at a distance of about 24 inches the highest quality camera and print or video methods. Our other replicate the scale of the landscape. In this report, the images are senses (the smell of the rain, the sound of the breeze, the warmth dimensioned 7 x 9 inches and are properly scaled when viewed of the sunshine) provide additional rich information. from a distance of about 12 inches.

Aware of these 2-d media shortcomings, it’s important that photo- 2. Angle of visibility—Human stereo vision provides a much wider graphs are prepared and presented to at least faithfully replicate field of view than the 46 degrees represented by the 17 inch wide landscape scale and human angle of vision. image viewed at 24 inches (or 9 inch width at 12 inches). I augment

each 11x17 inch (7x9 inch) image with a view consisting of three 1. Scale—In order that photographic images represent the landscape photos (each 55mm equivalent) joined together side-to-side. These scale accurately and replicate the human eye’s perspective panoramic views helps convey the setting and provide a better distortion, I set my camera’s Zuiko 14-45 mm. zoom lens to sense of the broader landscape context. 25mm. This is the Olympus E-500 digital camera’s equivalent to a









Nelson Pond 55mm—7x9 in.— looking west toward tower site—0.75 mile away

13

Nelson Pond Panoramic View—looking west toward tower Site—  
0.75mile away









Nelson Pond 55mm—7x9 in.— looking west toward tower site—0.5 mile away

15

Nelson Pond Panoramic View—looking west toward tower site—  
0.5mile away







Chartier Hill Road—55mm—7x9 in.— looking west toward tower site—3,900 ft. away—corresponds with Klumb #5





Chartier Hill Road panoramic view— looking west toward tower site approx.  
3,900 ft.







Chartier Hill Road—55mm— 7x9 in.— looking west toward tower site 2,600 ft. away—corresponds with Klumb #4

19



Chartier Hill Road panoramic view— looking west toward tower site approx. 2,600 ft.



## Area Context



Nelson Pond and enclosing hills from area near Tebbets-Chartier-Hill-Kings Pond Road Intersection  
A context of incredible natural forested ridgeline beauty



Bike through—1800 Ezekial Ball Barn built over Tebbets Road



Nelson Pond Public Access—  
A context of public treasure



Nelson Pond Camps



A context of unique history

21

A context of refreshment and renewal



N  
e  
l  
s  
o  
n  
P  
o  
n  
d  
P  
u  
b  
l  
i

c Access— A context of  
slowing down #10 Pond on  
Foster Hill Road leaving  
North Calais

A context of special blues and greens





Historic Buliding Restoration—North  
Calais

A context of cherishing our past, present  
and future